

# Tower Subdivision

City of El Paso — City Plan Commission — 7/12/2018

**SUSU18-00056 — Major Combination**



**STAFF CONTACT:** Jovani Francia, (915) 212-1613, franciagj@elpasotexas.gov

**PROPERTY OWNER:** Mostly Done, Inc.

**REPRESENTATIVE:** CAD Consulting Co.

**LOCATION:** South of I-10 and West of Zaragoza, District 7

**ACREAGE:** .4476

**VESTED:** No

**PARK FEES REQUIRED:** \$450.00

**EXCEPTION/MODIFICATION REQUEST:** 1: Exception to waive the required DSC standards for Ranger Trail.

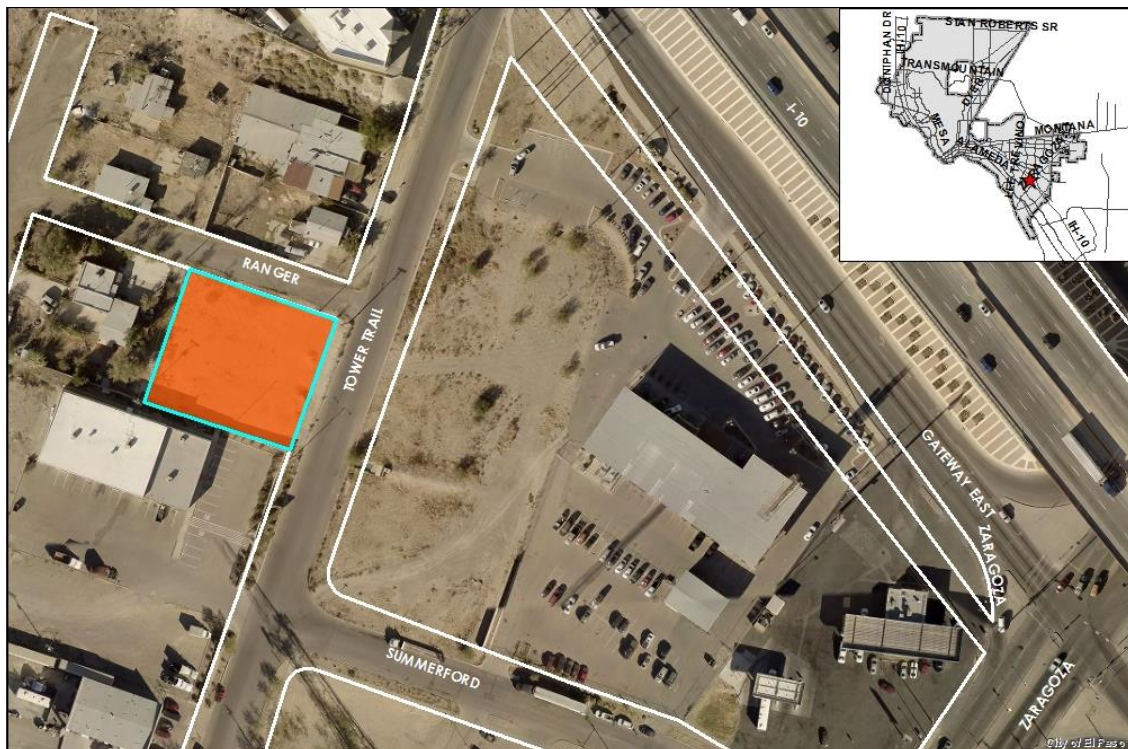
**RELATED APPLICATIONS:** ZON07-00114

**PUBLIC INPUT:** N/A

**STAFF RECOMMENDATION:** Approval

**SUMMARY OF REQUEST:** The applicant proposes to subdivide .4476 acres of land into 1 commercial lot. Primary access to the subdivision is proposed from Tower Trail Lane. This subdivision is being reviewed under the current subdivision code. The applicant will be dedicating 6' of additional right of way on Ranger Trail.

**SUMMARY OF RECOMMENDATION:** Planning staff recommends **Approval** of Tower Subdivision on a Major Combination basis.



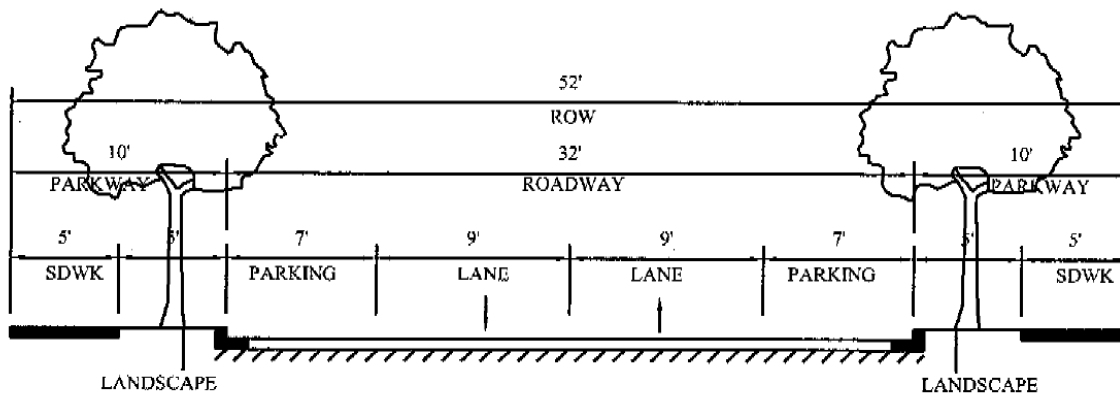
## DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following exception under 19.10.050-A (Roadway participation policies):

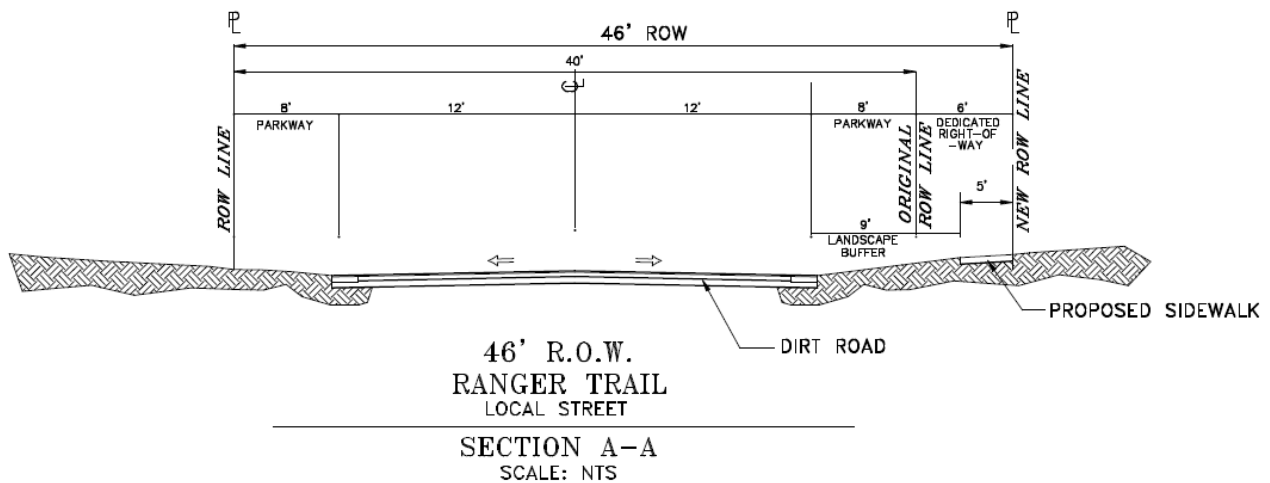
- 16' of roadway participation is required for Ranger Trail. Only 12' currently exists and it is currently unpaved. An additional 4' of roadway is required. The applicant is requesting to not be required to pave their proportionate share of the roadway.
- The proposed landscape parkway is 9' wide. This is 4' over the minimum requirement. There is enough right of way to install it to the DSC standard.
- The applicant will be installing the 5' sidewalk.

### Ranger Trail

#### Required



#### Proposed



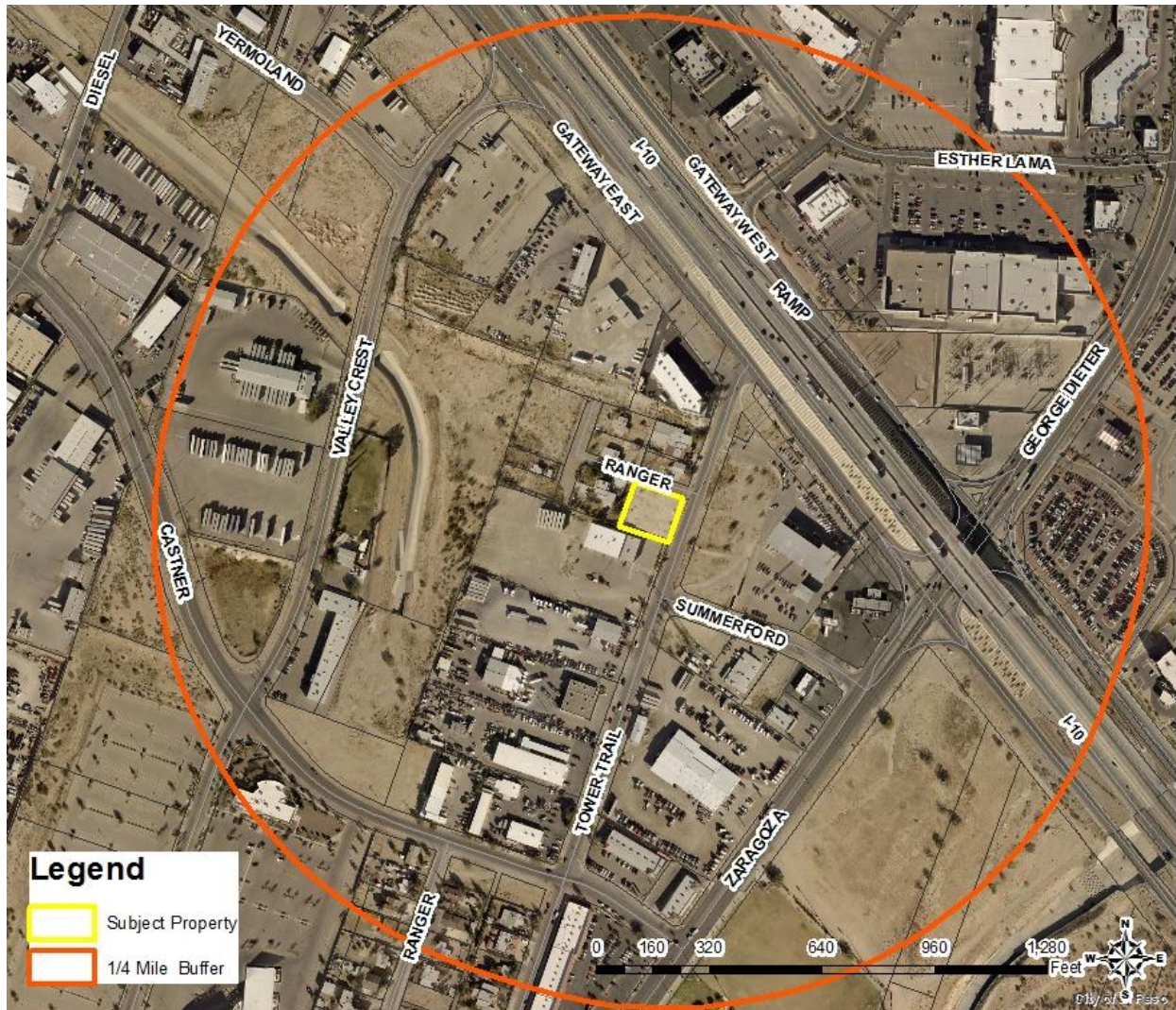


The applicant does not meet the following criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting an exception. The section reads as follows:

**Section 19.10.050-A**

1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent roads based on any of the following factors:

a: Fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.



**NEIGHBORHOOD CHARACTER:** Subject property is zoned M-1 (Light Manufacturing). Properties adjacent to the subject property are zoned C-3/sc (Commercial / Special Contract), C-4/sc/c (Commercial / Special Contract / Condition), and R-F (Ranch and Farm). Surrounding land uses are commercial and residential. The nearest park is Blackie Chesher (0.18 miles). This property is not located within any Impact Fee Service Areas.

**COMMENT FROM THE PUBLIC:** N/A

**STAFF COMMENTS:**

If the CPC grants the waiver then Staff recommends that a restrictive access easement be placed along Ranger Trail.

**PLAT EXPIRATION:**

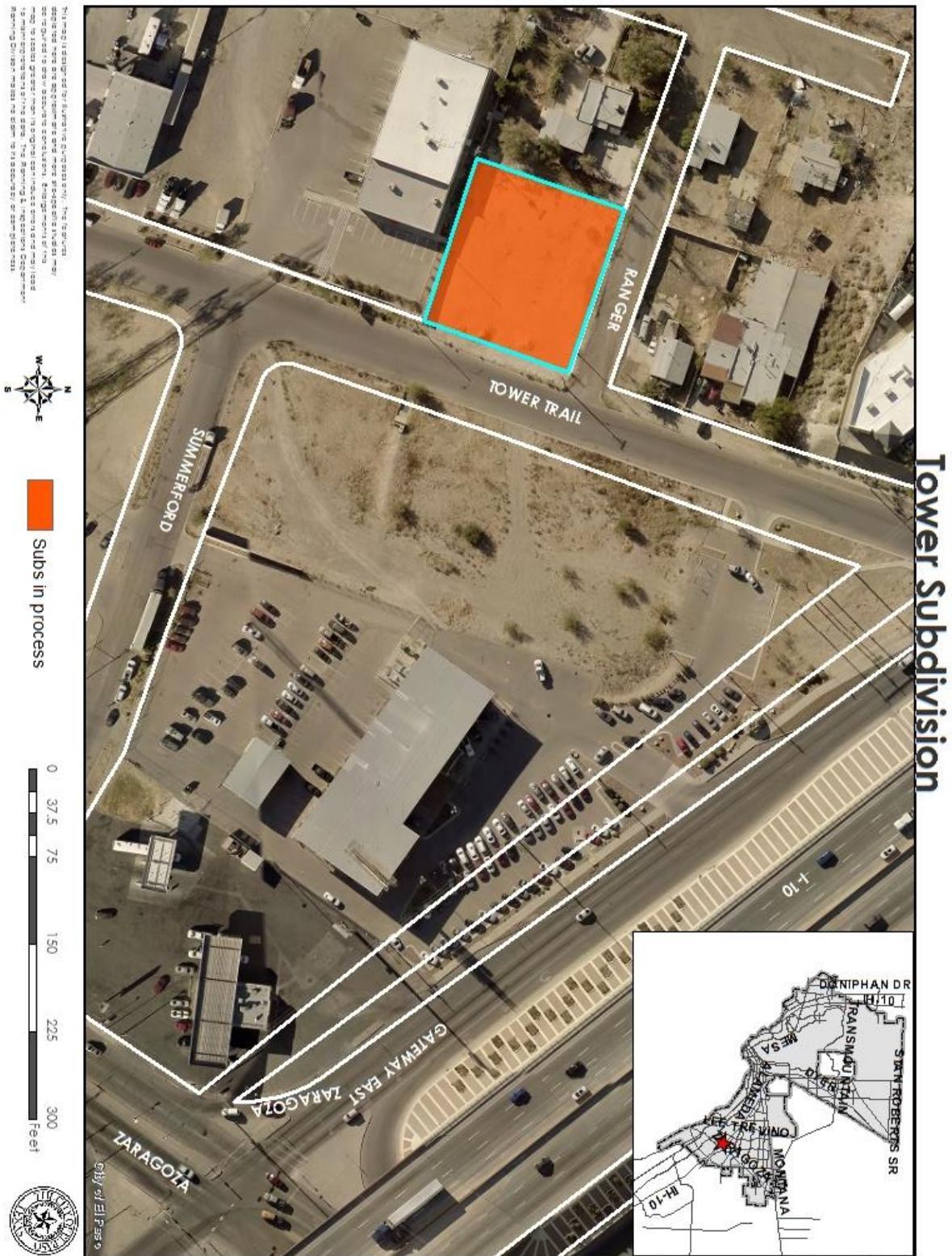
This application will expire on **July 12, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

**ATTACHMENTS:**

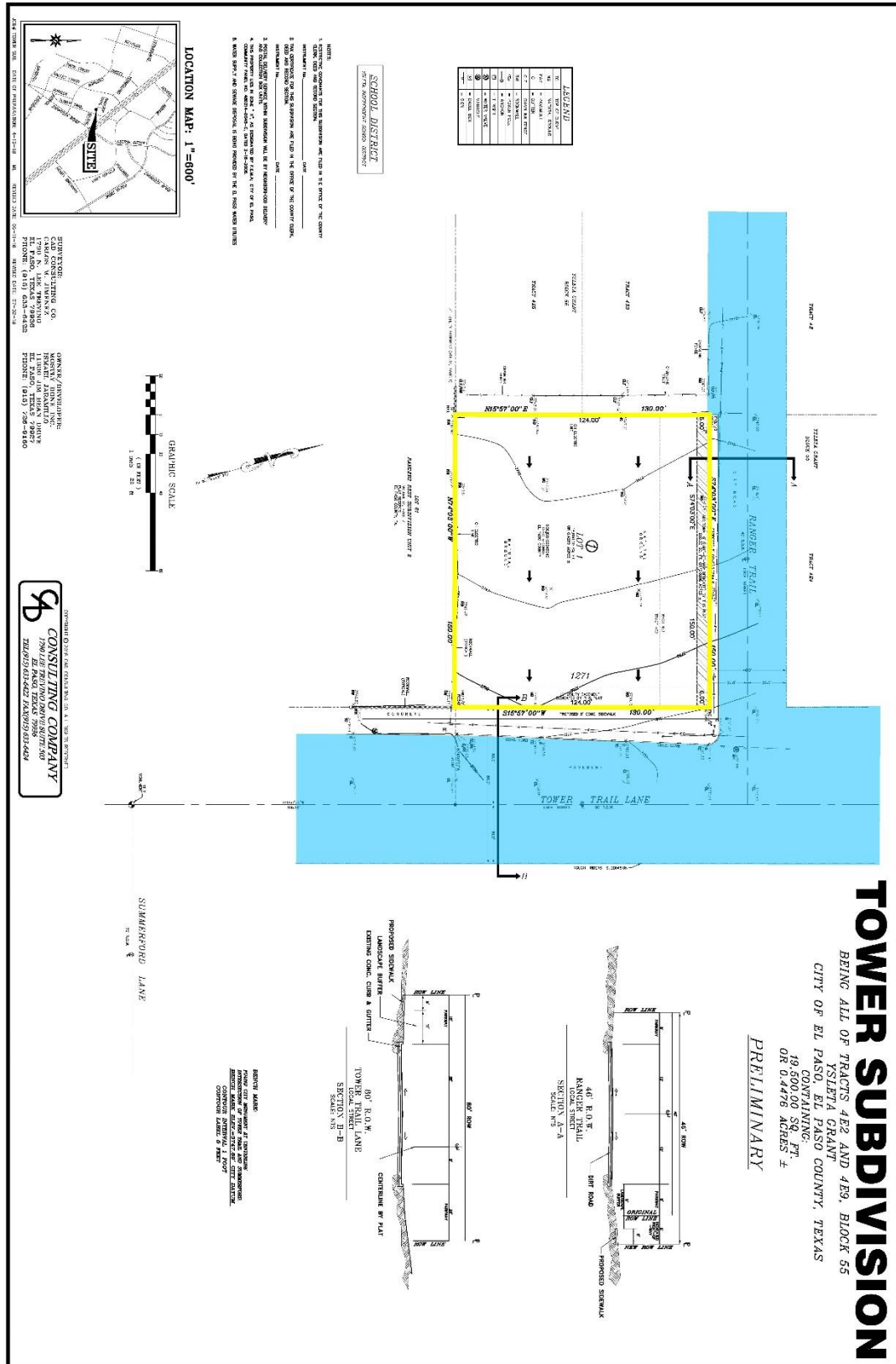
1. Location Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Waiver Request
6. Department Comments



# ATTACHMENT 1



# ATTACHMENT 2



## **ATTACHMENT 3**

[illegible]



# ATTACHMENT 4



## CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: \_\_\_\_\_ FILE NO. SUSU18-00056  
SUBDIVISION NAME: TOWER SUBDIVISION

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
TRACTS 4E2 AND 4E9, BLOCK 55  
YSLETA GRANT

Property Land Uses:	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>0.4476</u>	<u>1</u>	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.4476</u>	_____

3. What is existing zoning of the above described property? M1 Proposed zoning? \_\_\_\_\_

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No \_\_\_\_\_

5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both \_\_\_\_\_

6. What type of drainage is proposed? (If applicable, list more than one)  
OFF SITE

7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No ☒  
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Improvement Plans submitted? Yes \_\_\_\_\_ No ☒

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No ☒

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088



12. Owner of record HOSTLY DONE, INC 726-9160  
(Name & Address) (Zip) (Phone)  
13. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone)  
14. Engineer CAD CONSULTING CO. 633-6422  
(Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE

REPRESENTATIVE:

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

# ATTACHMENT 5



June 13, 2018

To: City of El Paso

This is a request for a waiver for the property on 1271 Tower Trail Lane (Tower Subdivision) on the request from the City of El Paso Planning and Inspections Department comments regarding roadway improvements. This is as per Section 19.10.050.a1a, because Ranger Trail has no existing sidewalks, pavement, parkways and curbs.

If you have any questions, please call me at 633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'a a l'.

Enrique Ayala  
CAD Consulting Co.

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Office: 915-633-6422

1790 N. Lee Treviño Ste. 503 El Paso, Texas 79936

Fax 915-633-6424

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# **ATTACHMENT 6**

## **Planning & Inspections Department- Planning Division**

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

## **Central Appraisal**

No objections.

## **El Paso Water Utilities**

1: EPWater-PSB does not object to this request.

### **Water:**

2: There is an existing 6-inch diameter water main along Tower Trail Ln., located 50-feet east of the eastern property line. This main is available for service.

3: There is an existing 4-inch diameter water main along Ranger Street, located 14.5-feet south of and parallel to the right of way's northern boundary line. This main is available for service.

4: Previous water pressure from fire hydrant #4646 located on southeast corner of Summerford Ln and Tower Trail Ln, has yielded a static pressure of 80 psi, a residual pressure of 74 psi, and a discharge of 919 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

### **Sanitary Sewer:**

5: There is an existing 8-inch diameter sanitary sewer main along Tower Trail Ln., located 22-feet east of the property's eastern property line. This main is available for service.

6: There is an existing 8-inch diameter sanitary sewer main along Ranger Street, located 15-feet north of the property's northern property line. This main is available for service.

### **General:**

7: EPWater requires a new service application to provide new services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.



**Planning & Inspections – Land Development**

We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments:

1: On the preliminary plat, the drainage flow patterns are going opposite the contours; please correct.

2: The streets adjacent to the subject Plat are not designed to pick up stormwater; the lot must retain the developed runoff. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.

3: At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.

4: Add note to final plat notes: "The retention of the difference between historic and developed storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (DSC, 19.19.010A and DDM, 11.1)."